

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NE/S Reisterstown Road, 35' * DEPUTY ZONING COMMISSIONER
NW of the c/l of Chartley Blvd. * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District *
Chartley Limited Partnership * Case No. 89-404-A
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variance to permit a sign of 576 sq.ft. total (288 sq.ft. per side) in lieu of the maximum permitted 300 sq.ft., in accordance with Petitioner's Exhibit 1.

The Petitioners, by Steven Erlanger, General Manager, and Mary Pat Baxter, in-house Counsel, appeared, testified and were represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Bert Sommer with Triangle Signs, and Bob Spellman of Spellman, Larson and Associates. There were no Protestants.

Testimony indicated that the subject property consists of 14.99 acres more or less, zoned B.M.-C.C.C., and is improved with retail stores originally known as the Chartley Shopping Center and now known as Chartley Park Plaza. Testimony indicated the shopping center has existed at the subject location since the mid-1950s. Pursuant to a special exception and variance granted in Case No. 76-188-XA, Petitioners were granted an outdoor advertising sign and variances to permit a multi-faced shopping center identification sign of 218 sq.ft. per side. Testimony presented by Petitioner's witnesses indicated that the existing sign, which has existed on the property since prior to the issuance of the 1976 Order, is 300 sq.ft. per side.

Testimony indicated the Petitioners acquired the property in 1986 and that at that time, there were numerous vacancies and the need for extensive repair. Testimony and pictures presented verified the extensive renovations undertaken by Petitioner to upgrade the property and increase the occupancy ratio. Petitioners argued the requested variance is necessary to modernize the sign and provide adequate identification for tenants in the premises. Testimony presented by Petitioners indicated the proposed sign is very critical due to the layout of the stores facing Chartley Boulevard rather than the main entrance of traffic from Reisterstown Road. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the community. Petitioners further argued that since their acquisition of the property, the shopping center has, in fact, been an improvement to the community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of May, 1989 that the Petition for Zoning Variance to permit a sign of 576 sq.ft. total (288 sq.ft. per side) in lieu of the maximum permitted 300 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

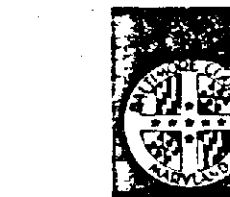
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The variance granted herein is limited to one sign totalling 576 sq.ft. of the character and design as set forth in Petitioner's Exhibit 2.
- 3) Prior to the issuance of any permits, Petitioners shall submit a landscaping plan for approval by the Baltimore County Landscape Planner. Said plan shall include landscaping around the base of the sign and Reisterstown Road as deemed appropriate by the Landscape Planner, whether or not strictly required by the County Landscaping Manual.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333

J. Robert Haimes
Zoning Commissioner

May 8, 1989



Dennis F. Rasmussen
County Executive

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Townson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NE/S Reisterstown Road, 35' NW of the c/l of Chartley Boulevard
4th Election District - 3rd Councilmanic District
Chartley Limited Partnership - Petitioners
Case No. 89-404-A

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 11.2.2.2 to permit a sign of 576 sq. ft. total in lieu of 300 sq. ft. (288 sq. ft. per side).

- 1) Needed identification for Center
- 2) Distance from high speed road from Center
- 3) Such other reasons to be presented at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
S. Eric DiNenna
(Type or Print Name)
Signature: _____
Address: 409 Washington Ave., Suite 600
Townson, Maryland 21204
City and State: _____
Attorney's Telephone No.: 296-6820
Legal Owner(s): _____
Chartley Limited Partnership
(Type or Print Name)
By: _____
Signature: _____
Address: 17 West Pennsylvania Avenue
Townson, Maryland 21204
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
S. Eric DiNenna
Name: _____
Address: 409 Washington Ave., Suite 600
Townson, Maryland 21204
City and State: _____
Attorney's Telephone No.: 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the _____ day of _____, 1989, at _____ o'clock A.M.

J. Robert Haimes
Zoning Commissioner of Baltimore County

SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
HENRY L. APPEL
ALFRED F. JENSEN, P.L.S.

DESCRIPTION FOR A VARIANCE TO ZONING, CHARTLEY SHOPPING CENTER, REISTERSTOWN ROAD & CHARTLEY BOULEVARD, FOURTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northeast side of Reisterstown Road, 66 feet wide, at the end of the cutoff connecting the Northeast side of Reisterstown Road and the Northwest side of Chartley Boulevard, 70 feet wide, and running thence and binding on the Northeast side of Reisterstown Road North 43 Degrees 40 Minutes 45 Seconds West 225.53 feet thence leaving the Northeast side of Reisterstown Road and running North 46 Degrees 19 Minutes 35 Seconds East 125.00 feet North 43 Degrees 40 Minutes 45 Seconds West 139.69 feet North 51 Degrees 21 Minutes 05 Seconds East 307.78 feet North 33 Degrees 18 Minutes 08 Seconds West 115.58 feet North 05 Degrees 38 Minutes 04 Seconds West 330.00 feet North 83 Degrees 44 Minutes 09 Seconds East 803.38 feet South 06 Degrees 15 Minutes 51 Seconds East 195.87 feet Southeast by a curve to the right with a radius of

ZONING ADVISORY HEARING COMMENTS
OFFICE OF PLANNING
HEARING 4/14/89

Case # 89-404-A
ITEM #309

The Petitioner requests a variance to allow a shopping center I.D. sign of 576 square feet in lieu of the permitted 300 square feet. In reference to this request staff provides the following comments:

The Office of Planning has been attempting to upgrade our commercial corridors through a concentrated effort of upgrading the quality of development using the elements listed below:

- streetscape: walkways, street trees, and increased landscaping;
- screening: interior parking lot landscaping, buffering of adjoining properties and increased shade trees around paved areas;
- signage: signage in conformance with zoning laws or adopted corridor plans.

It is proved that the proliferation of corridor signage reduces the project's visibility to customers, as well as decreasing the visual aesthetics of the corridor.

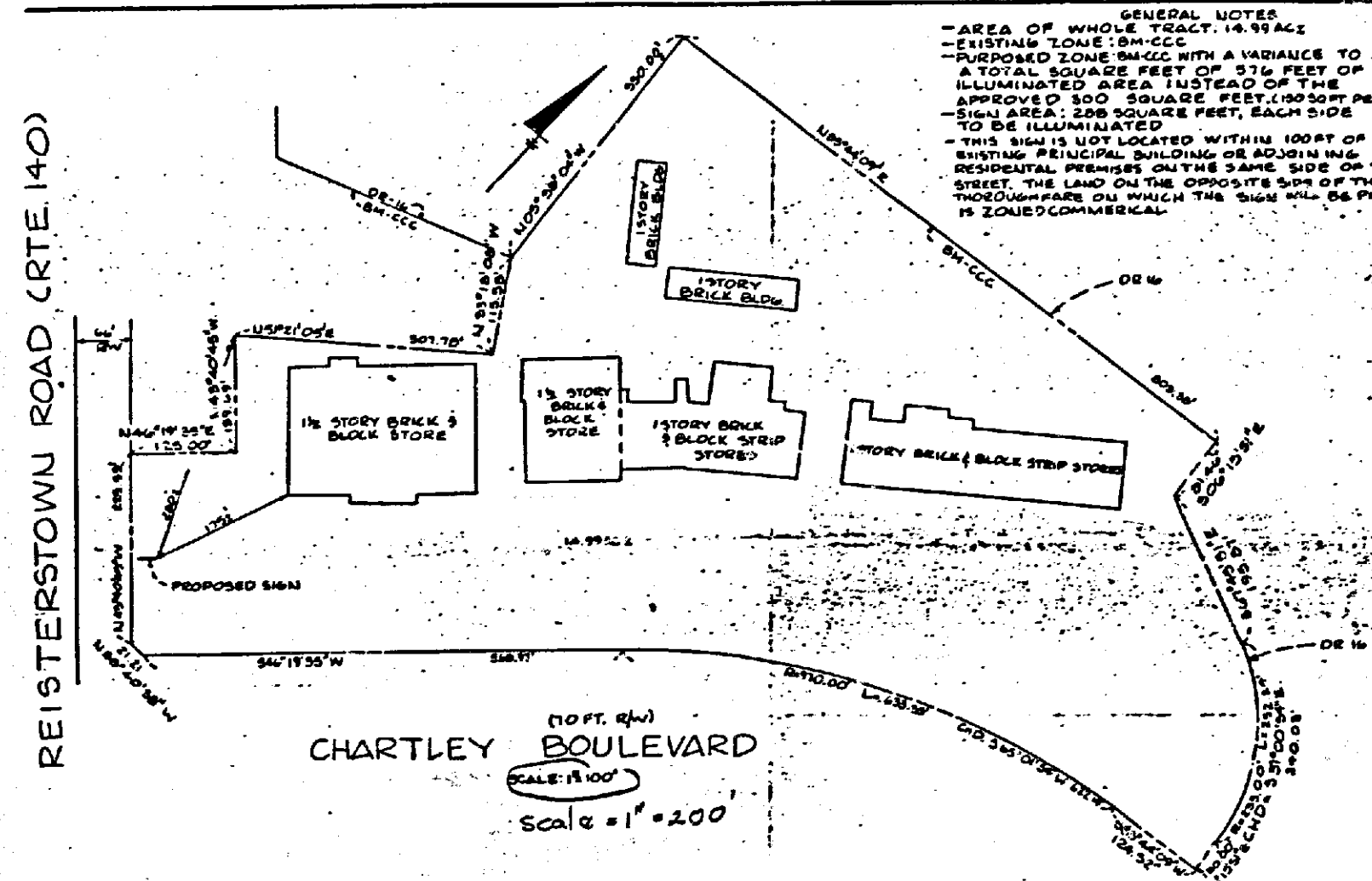
Based upon the analysis conducted and information provided, staff recommends denial of the applicant's request. If the application is considered for approval, upgraded streetscape along both Reisterstown Road and Chartley Boulevard and interior landscaping should be required to mitigate the increased signage. Internal illumination should not be permitted.

In addition, the Petitioner should contact Chris Wells, Transit Services Planner with MTA at 333-2875 regarding possible inclusion of transit service amenities as per the "Access by Design" program.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-SHEET

NAME	ADDRESS
MARY PAT BAXTER	17 W. PA. AVE. 21204
BERT SOMMER	3343 WASH. BLVD. - 21204
Steven Erlanger	17 W. PA. AVE 21204
Bob Spellman	PA. AVE 21204





**Chartley
PARK PLAZA**

LACHMAN'S AID

TRUE VALUE

The Body Shop
Best Fabrics
Napoli's Pizza
Optical Solution
Silk's Cleaners
Executive Travel Center
Chartley Barber
Lion Distributing
Diet Workshop
Chartley Coliflores
Ald Drug
Chartley Liquors
High's
First National Bank

Raimondi's Florist
King Video
Consolidated Cards
Gifts and Candy
Hi-Gear
District TV Service
The Shutter Bug
Cecco Vending
Sed's and Scissors
A-1 Driving School
Bene, Inc.
True Value
Triple E
J's Subs

**PETITIONER'S
EXHIBIT 2**

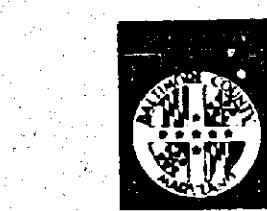
CHARTLEY SIGNAGE
12'-0" x 24'-0"

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

March 6, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-404-A
NE/S Reisterstown Road, 35' W c/l Chartley Blvd.
4th Election District - 3rd Councilmanic
Petitioner(s): Chartley Limited Partnership
HEARING SCHEDULED: FRIDAY, APRIL 14, 1989 at 9:30 a.m.

Variance to permit a sign of 576 sq. ft. total in lieu of 300 sq. ft. (288 sq. ft. per side).

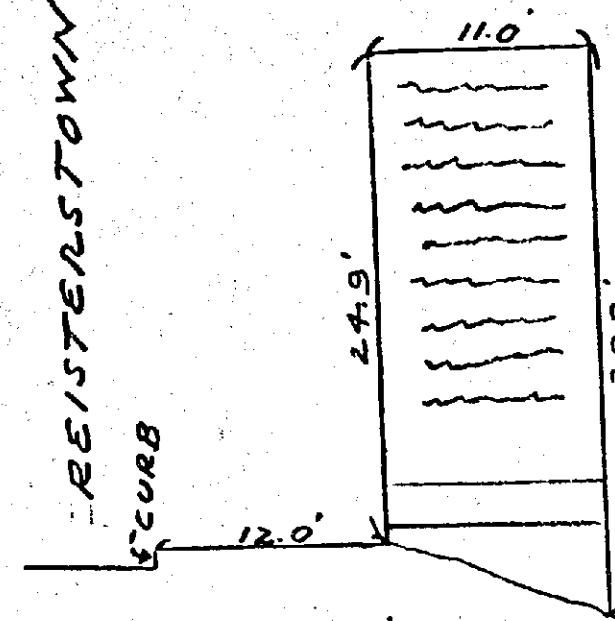
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Chartley Limited Partnership
S. Eric DiNenna, Esq.
File

REISTERSTOWN RD



SKETCH SHOWING EXISTING
SIGN
CHARTLEY SHOPPING CENTER
4TH DISTRICT
BALTIMORE CO, MD.



**PETITIONER'S
EXHIBIT 4**

SPELLMAN, LARSON & ASSOCIATES INC.

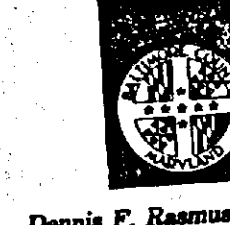
Towson, Maryland 21204
823-3535
APR 11, 1989

88043

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

Date: 3/21/89



Chartley Limited Partnership
c/o Continental Realty Corporation
17 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 89-404-A
NE/S Reisterstown Road, 35' W c/l Chartley Blvd.
4th Election District - 3rd Councilmanic
Petitioner(s): Chartley Limited Partnership
HEARING SCHEDULED: FRIDAY, APRIL 14, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$70.43 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 4-14-89 ACCOUNT: R-01-615-000
AMOUNT: \$ 70.43
RECEIVED FROM: Chartley Ltd. Part.
FOR: P.A. 4/14/89 Hearing 89-404-A
8 8113*****704310 6176F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

89-404-A

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted for: Variance
Petitioner: Chartley Limited Partnership
Location of property: NE/S Reisterstown Road, 35' W c/l Chartley Blvd.
Location of Sign: In front of subject property North east side Reisterstown Road
Remarks: S. J. DiNenna
Posted by: S. J. DiNenna
Number of Signs: 1
Date of Posting: March 29, 1989
Date of return: April 7, 1989

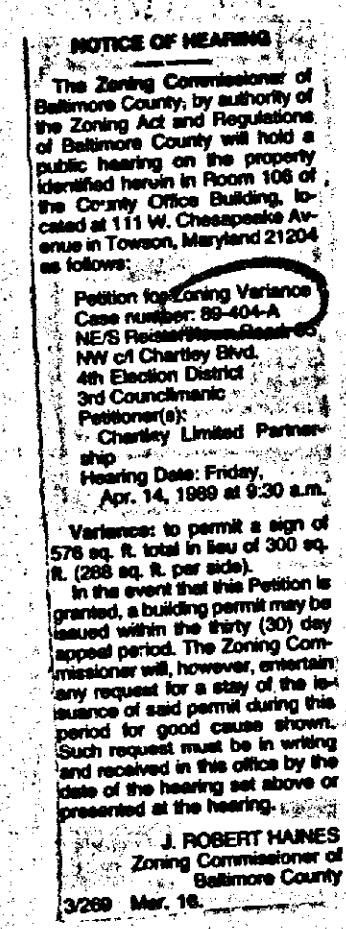
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 1989

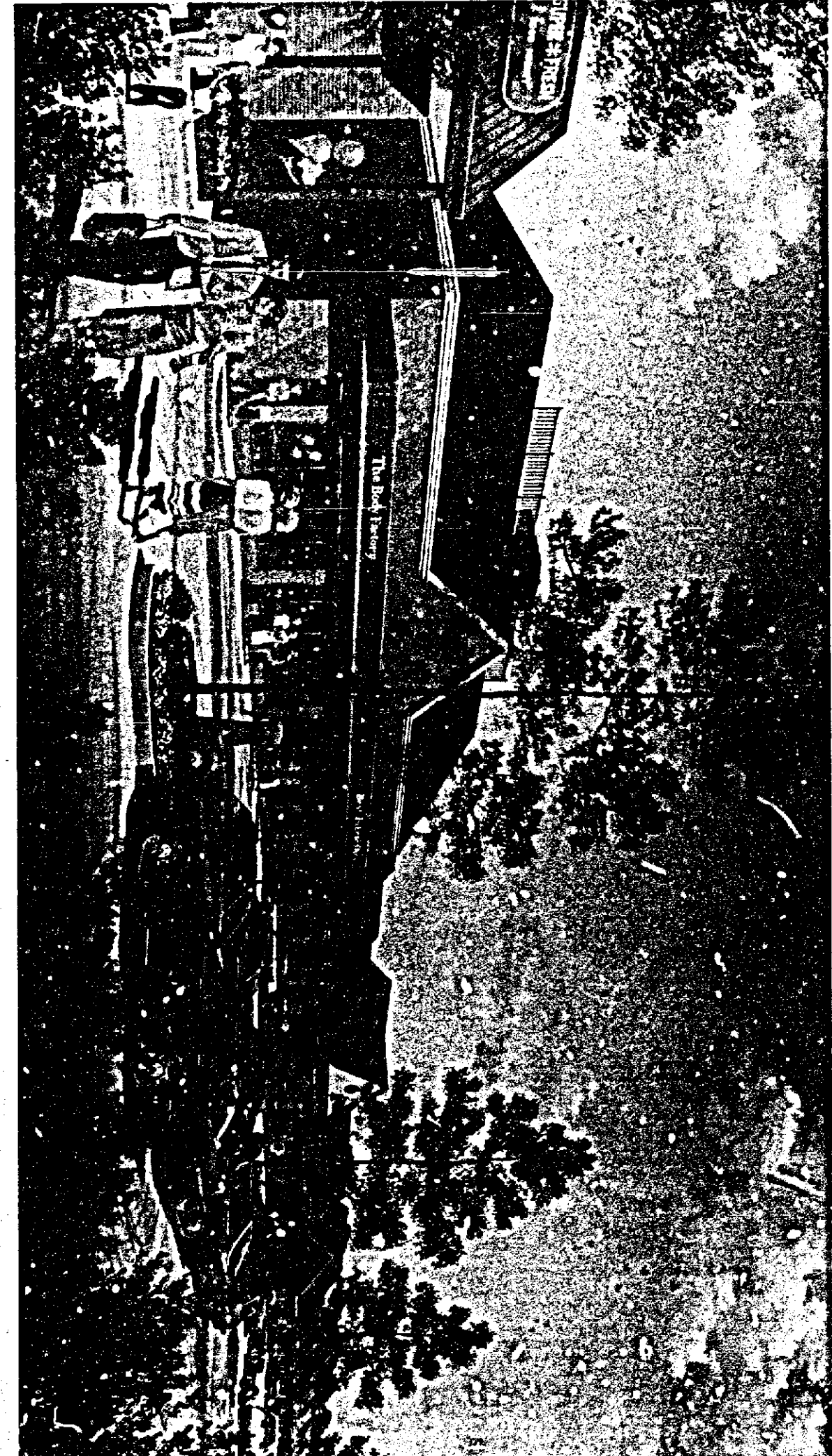
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1989.

THE JEFFERSONIAN,

S. Zeke Nelson
Publisher



PETITIONER(S) EXHIBIT 3



CERTIFICATE OF PUBLICATION

Pikesville, Md., March 15, 1989

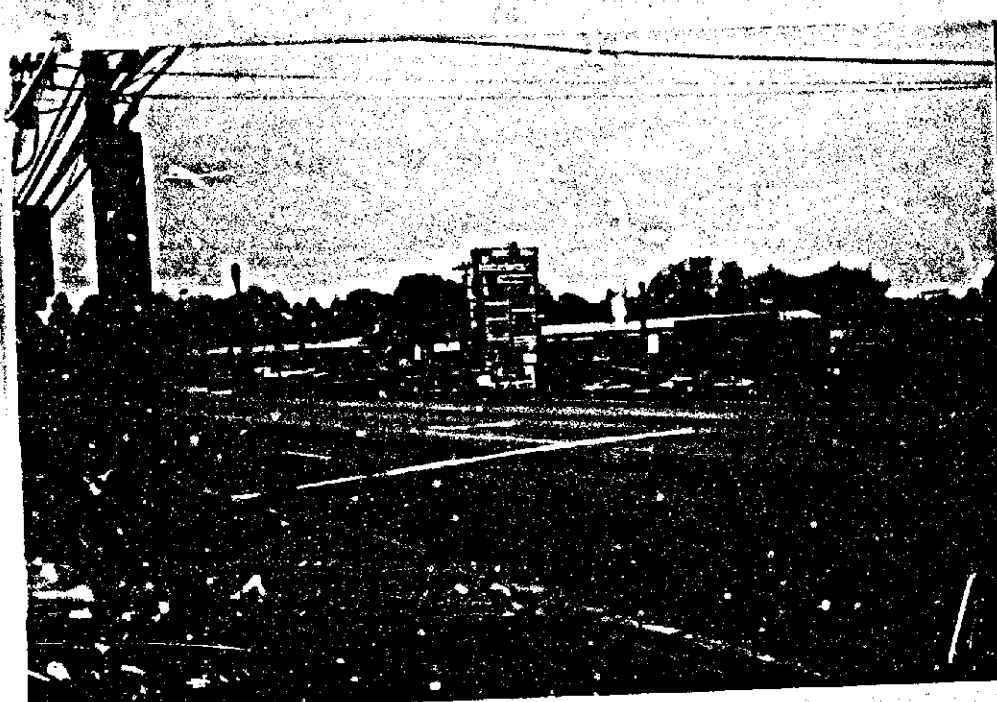
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 16th day of March 1989 the first publication appearing on the 15th day of March, 1989 the second publication appearing on the 16th day of March, 1989 the third publication appearing on the 17th day of March, 1989

THE NORTHWEST STAR

Manager

Cost of Advertisement \$18

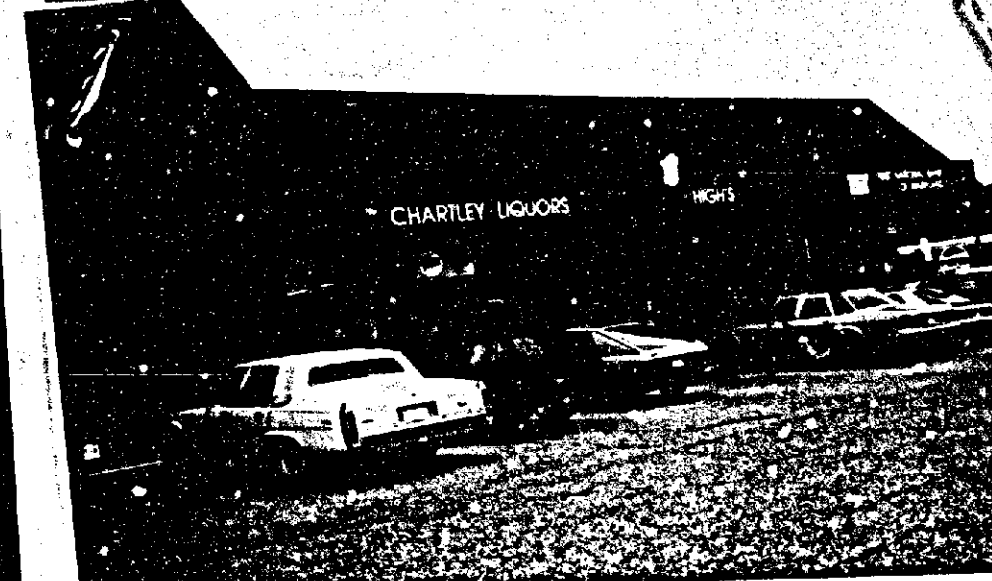
PETITIONER(S) EXHIBIT (6)



PETITIONER(S) EXHIBIT (6)

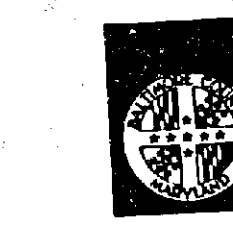


PETITIONER(S) EXHIBIT (6)



Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 406
Towson, Maryland 21204
494-3554

March 1, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines,
The Bureau of Traffic Engineering has no comments for items number 299, 297, 298, 309, 310, 311, 315, 317, 319, 320, 321, & 323.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Assoc. II

89-404-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of February, 1989.

J. Robert Haines
J. Robert Haines
ZONING COMMISSIONER

Petitioner: Chartley Limited Partnership
Petitioner's Attorney: S. Eric DiNenna
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 309, Case No. 89-404-A
Petitioner: Chartley Limited Partnership,
et al
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINDARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-3391.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Chartley Limited Partnership
C/O Continental Realty Corp.
17 West Pennsylvania Avenue
Towson, MD 21204



Maryland Department of Transportation
State Highway Administration

RECEIVED
FEB 6 1989
ZONING OFFICE
February 1, 1989

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Chartley Limited Partnership
Zoning Meeting of 2-7-89
N/S Reisterstown Road
(MD 140) 35' N/W of
Charley Boulevard
(Item #309)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a sign of 576 square feet in lieu of 300 square feet, we offer the following comment.

This plan has been forwarded to our Highway Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

Very truly yours,

Charles J. Mills, Jr.
Charles J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Mr. M. Stein (w-attachment)
Spellman, Larson & Assoc., Inc.
Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

RECEIVED
FEB 9 1989
ZONING OFFICE
February 9, 1989

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Chartley Limited Partnership
Item #309

Dear Mr. Haines:

The plans concerning the above subject have been reviewed, and also the location has been inspected by Mr. George Dawson, the Highway Beautification Inspector for the area.

This office has no objection to the placement of the signs at the given location as per plans submitted; however, the signs cannot overhang the State's Right-of-Way.

If you need further information, please do not hesitate to contact this office.

Sincerely,

Morris Stein
Morris Stein, Chief
Highway Beautification Section

MS:jsk

My telephone number is (301) 333-1640

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
737 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

February 14, 1989



J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Chartley Limited Partnership
Location: NE/S of Reisterstown Road, 35' NW of
centerline of Chartley Boulevard
Item No.: 309 Zoning Agenda Meeting of February 7, 1989

Gentlemen:

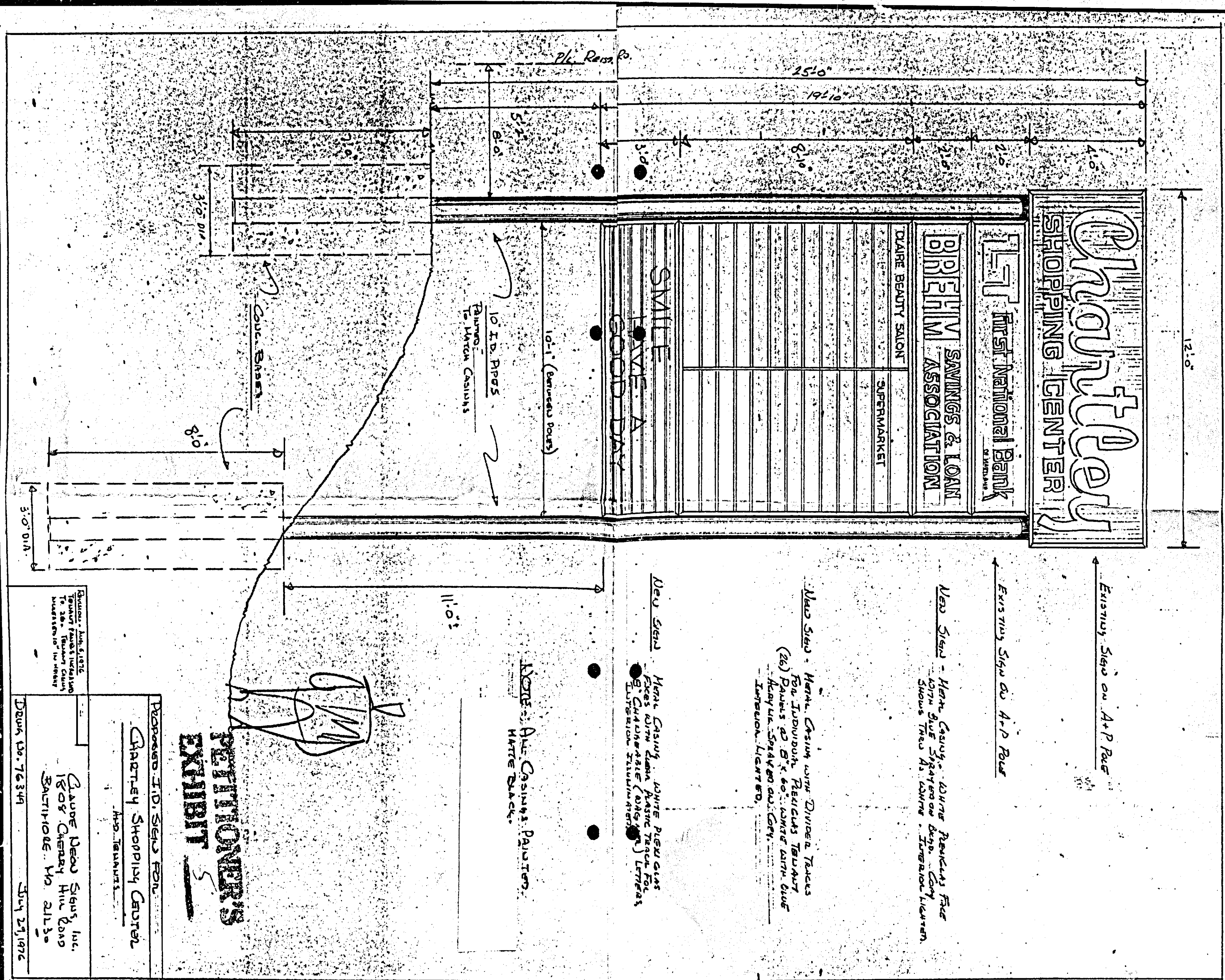
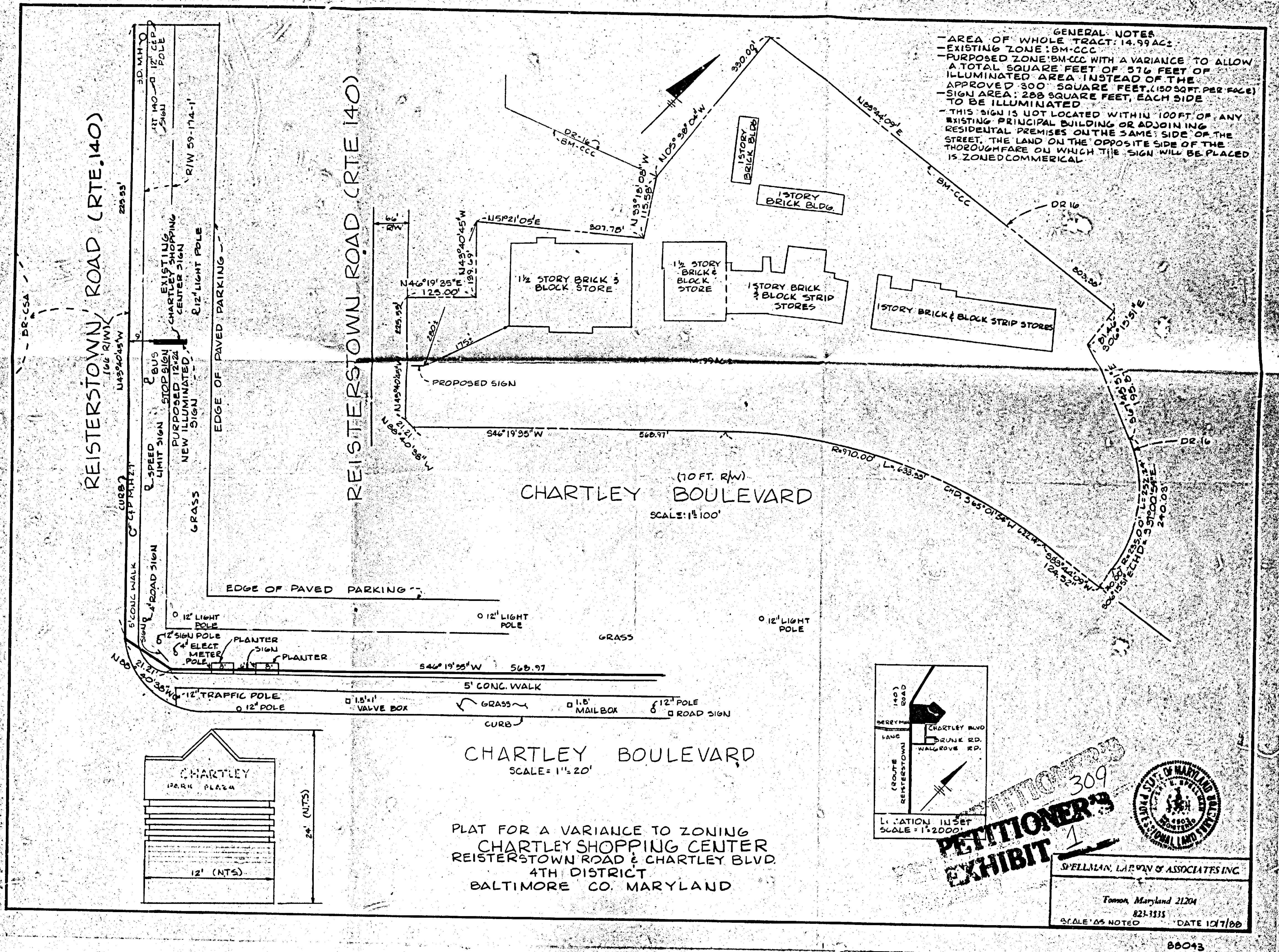
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or fast along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle load and condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Charles J. Mills, Jr.*
Planning Group
Special Inspection Division

NOTED & APPROVED
James E. Dyer
Fire Prevention Bureau

/s/



...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

Very truly yours,
John L. Hickey
County Executive

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

BALTIMORE, MARYLAND - 21204
Date: January 7, 1976

Dr. C. Eric Brown
Baltimore County Office Building
Baltimore, Maryland 21204

J.A.C. Meeting of: December 20, 1975

Re: Item 11a

Property Owner: Chertley Shopping Center, Inc.

Location: NW/4 of Chertley Sub. 75' S.E. of Reisterstown Rd.

Present Zoning: R.B. - C.C.C.

Proposed Zoning: Special Exception for outdoor advertising sign, VARIANCE from Sec. 412.2(a) to allow a 100' x 100' x 100' sign (Advertisement Sign) of 100' x 100' x 100' on the lot.

Services: None

Acres: Sign A - 50 sq. ft. Sign C - 375 sq. ft.

Dear Mr. Brown:

As bearing on current population.

Very truly yours,
W. H. H. H. H.
W. H. H. H. H.
W. H. H. H. H.

MCA

DESCRIPTION

375 SQUARE FOOT FARGE, NORTHEAST SIDE OF REISTERSTOWN ROAD, NORTHWEST OF CHARTLEY BOULEVARD, "CHARTLEY SHOPPING CENTER", FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SIGN VARIANCE.

SIGN NO.

Beginning for the same at a point on the northeast side of Reisterstown Road, sixty-six feet wide, at the distance of 152 feet, more or less, as measured N 43° 40' 45" W along said northeast side of Reisterstown Road from its intersection with the center line of Chartley Boulevard, seventy feet wide, running thence blinding on said northeast side of Reisterstown Road, (1) N 43° 40' 45" W 15.00 feet, thence three courses: (2) N 46° 19' 15" E 25.00 feet, (3) S 43° 40' 45" E 15.00 feet, and (4) S 46° 19' 15" W 25.00 feet to the place of beginning.

Containing 375 square feet of land.

R.L.S.mpl J.O. 01-68218 W.O. 11756-C November 24, 1975

CERTIFICATE OF PUBLICATION

...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

Very truly yours,
John L. Hickey
County Executive

THE TIMES

NEWSPAPERS

RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY that the signed advertisement of Petition for Special Exception & Variance was inserted in the following newspaper: Chertley Shopping Center

☐ Complete Time ☐ Evening Time
☐ Double Time ☐ Morning Time
☐ Extra Time ☐ Community Time

...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

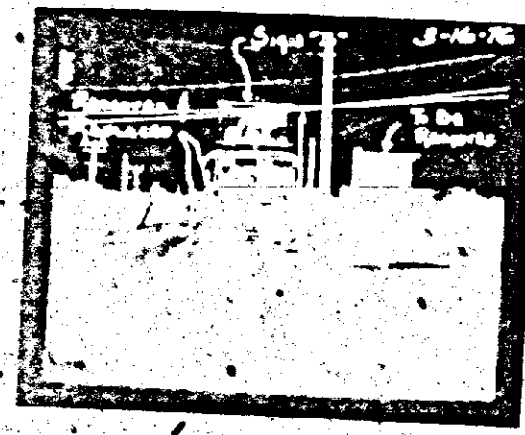
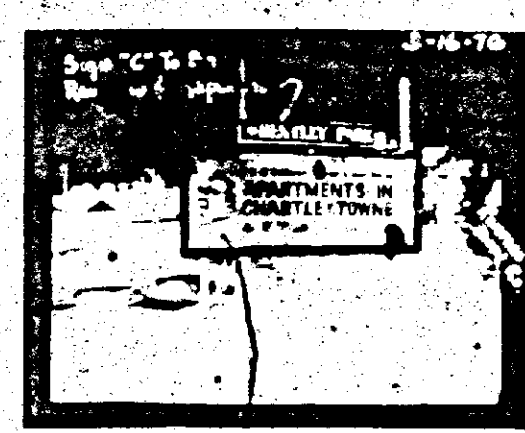
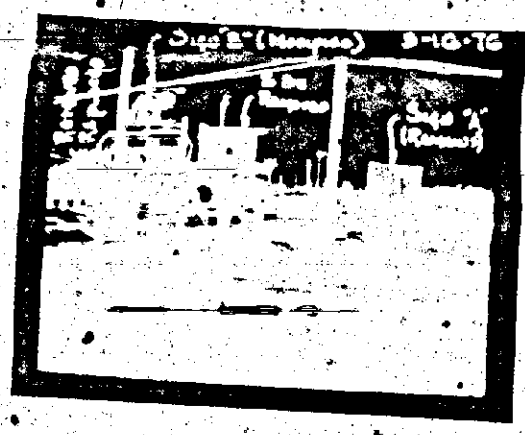
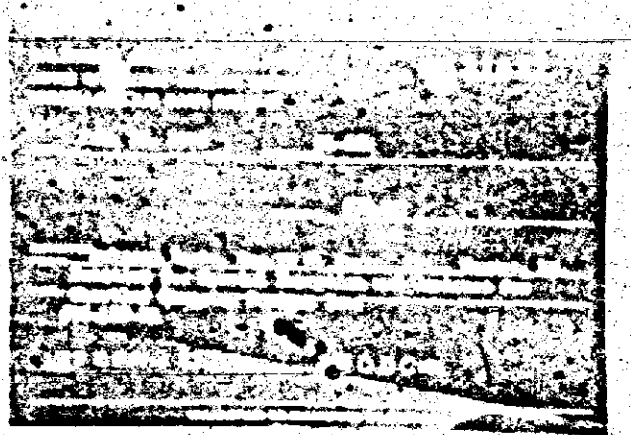
Very truly yours,
John L. Hickey
County Executive

CERTIFICATE OF PUBLICATION

...of the Board of Education of Baltimore County, Maryland, on the 20th day of January, 1976, at a public hearing held at the Board Room, Baltimore County Office Building, Baltimore, Maryland 21204.

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Very truly yours,
John L. Hickey
County Executive



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 1, 1976

THIS IS TO CERTIFY that the signed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD., and that the same was published on the 1st day of April, 1976, at the rate of \$1.00 per copy.

Very truly yours,
John L. Hickey
County Executive

EXHIBIT 17